

CITY PLAN COMMISSION DOCKET

Tuesday, July 5, 2016

9:00 A.M.

26th Floor, Council Chamber**Members**

Babette Macy, Chair
 Rev. Stan Archie, Vice-Chair
 Bobbi Baker-Hughes
 Margaret J. May

Enrique Gutierrez
 Trish Martin
 Coby Crowl
 Diane Burnette

8:30 WORK SESSION**9:00 A.M. – OTHER MATTERS**

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

**Council
District****Planner Docket****No. 9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

Council Planner Docket
 District No.

9:00 A.M. – CONSENT DOCKET

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| 3 | OA | 1. | Case No. SD 1196D– Final Plat, Blue Ridge Crossing , About 22 acres generally located between I-70 on the north, Blue Ridge Boulevard on the east and E. 43 rd Street on the south, to consider approval of a final plat in District UR (Urban Redevelopment District), creating two (2) commercial lots.
Applicant: Cornerstone Regional Surveying repr. William Booe |
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Council District	Planner	Docket No.
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| 1 | JR | 2. | Case No. 9675-P-24 – To consider approval of a project plan within a previously-approved Chapter 80 development plan on about 1.2 acres in District B2-2 (Neighborhood Business 2) to allow building addition, drive through lane, and related site improvements for an existing restaurant generally located south of NE Englewood Rd and west of N Oak Trafficway. (Continued from 06-21-16 No Testimony)
Applicant: Original Bread, repr. Trevor Littlejohn |
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END CONSENT AGENDA

NEW CASES

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| 4 | AW | 3. | Case No. 1724-V A request to vacate a portion of right-of-way located at the northwest corner of W 27 th Terrace and Mercier Street.
Applicant: Doug Lytle |
| 4 | AW | 4. | Case No. 14693-P About .29 acres generally located at the southwest corner of W 43 rd Street and Belleview Avenue, to consider approval of a development plan for multiple principal structures to allow two (2) existing buildings to remain on one (1) lot.
Applicant: Cameron Industry, repr. Andrew Cameron |
| 5 | OA | 5. | Case No. 10390-UR-16 - About 460 acres generally bounded by E. 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and Bruce R. Watkins Drive (US Hwy 71) on the west, to consider rezoning from District UR to District UR for the purpose of amending the UR plan to delete 35 acres from said UR development plan.
Applicant: NPIF2 Three Trails Industrial Park, LLC repr. Lujten, Inc. |
| 5 | OA | 6. | Case No. 10390-MPD-15 - A request to rezone about 35 acres generally located on the south side of E. 87 th Street and the east side of Bruce R. Watkins Drive (US Hwy 71), from District UR (Urban Redevelopment) to MPD (Master Planned District) and approval of a development plan which also serves as a preliminary plat, to consolidate the existing MPD and allow for 500,000 square foot of general industrial development on one lot.
Applicant: NPIF2 Three Trails Industrial Park, LLC repr. Lujten, Inc. |

CONTINUED CASE

Council District	Planner	Docket No.	
5	OA	7.	SD 1176C – Final Plat, Three Trails Commerce Center - To consider approval of a final plat in District MPD on approximately 35 acres generally located at the southeast of E. 87 th Street and Elmwood Avenue, creating one (1) industrial lot and one (1) tract. (Continued from 06-07-16, No Testimony) Applicant: NPIF2 Three Trails Industrial Park, LLC repr. Lujten, Inc.

NEW CASES

5	OA	8.	Case No. 6029-P-36 – About 5 acres generally located at the southeast corner of I-70 and Blue Ridge Cut-off, to consider an amendment to an existing Chapter 80 plan in District B3-2 (Community Business dash 2), to allow for the a drive-through restaurant in lieu of the existing bank. Applicant: KAW Valley Engineering
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CONTINUED CASES

5	OA	9.	Case No. 6029-P-37 - To consider approval of a Project Plan in District B3-2 (Community Business dash 2) on about 2 acres, generally located at the southeast corner of I-70 and Blue Ridge Cut-off, to allow for a drive-through restaurant. Applicant: KAW Valley Engineering
4	OA	10.	Case No. 14613-SU 328 Benton Boulevard Special Use Permit to allow for the reuse of an officially designated historic landmark building, allowing for a Bed and Breakfast. (Continued off docket 12-15-15, No Testimony) Applicant: Historic Renaissance Property, LLC repr. Leslie Caplin
2	OA	11.	Case No. 12419-P-5 – Approximately 70 acres generally located at the northeast corner of NW 96 th Street and Hwy 169, extending to N. Oak Trafficway along NW 99 th Street, to amend a previously approved Chapter 80 Preliminary Development plan in District R-1.5 (formally R-4), to allow for a health and rehabilitation facility as part of Phase E. (Continued from 06-21-16, No Testimony) Applicant: Physicians Development Group LLC

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CONTINUED CASES

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| 2 | OA | 12. | <p>Case No. 12419-P-6 – Approximately 6 acres generally located on the west side of the terminus of NW 99th Street and the east side of Hwy 169, to consider approval of a Chapter 80 final plan in District R-1.5 (formally R-4), to allow for a 63,000 square foot health and rehabilitation facility. (Continued from 06-21-16, No Testimony)
Applicant: Physicians Development Group LLC</p> |
| 2 | OA | 13. | <p>SD 0932 A, Final Plat – North Oak Rehabilitation - To consider approval of a final plat on about 6 acres, in District R-1.5 (formally R-4), generally located on the west side of the terminus of NW 99th Street and the east side of Hwy 169, creating one (1) residential lot. (Continued from 06-21-16, No Testimony)
Applicant: Physicians Development Group LLC</p> |
| 2 | JE | 14. | <p>Case No. 13556-P-5-- Approximately 59.06 acres generally located at the southeast quadrant of N Congress Avenue and NW 112th Street to consider an amendment to a previously approved development plan in District M 2-3, previously known as District GP-1(general industry) to allow for commercial buildings with vehicle storage areas. (Continued from 05-17-16, No Testimony)
Applicant: Warger Associates</p> |
| 2 | JE | 15. | <p>Case No. 14683-UR – About one (1) acre, generally located at the northeast corner of E 31st Street and Gillham Road, to consider rezoning the site from District M 1-5, Manufacturing 1 (dash 5) to District UR (Urban redevelopment district) and the approval of a development plan for a mixed-use development with retail and residential uses and the vacation of an alleyway. (Continued from 06-21-16, No Testimony)
Applicant: Warger Associates</p> |
| 4 | JE | 16. | <p>Case No. SD 1536--Final Plat of 31 Levy -- About one (1) acre generally located at the northeast corner of East 31st Street and Gillham Road, to consider the approval of a final plat in District UR (Urban redevelopment district) creating two lots containing commercial and residential uses.(Continued from 06-21-16, No Testimony)
Applicant: David Waters, repr. Lathrop & Gage</p> |



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at actioncenter@kcmo.org.

DB:nw